

REGULAR CITY COUNCIL MEETING

NOVEMBER 5, 1984

PRESENT

Grant S. Nielson  
Craig Greathouse  
Don Dafoe  
Ruth Hansen  
Neil Dutson  
Gayle Bunker

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

ABSENT

Dorothy Jeffery

City Recorder

OTHERS PRESENT

Jim Allan  
Warren Peterson  
Virginia Taylor  
Neil Forster  
John Quick  
Greg Cooper  
Doyle Bender  
Stan Koyle  
Ron Johnson  
Walter Ekins  
Jim Fletcher  
Cherie Morris  
Geri Taylor  
John Hymel  
David Day  
Dr. Kenneth Topham

City Manager  
City Attorney  
City Secretary  
Public Works Superintendent  
City Engineer  
City Chief of Police  
City Treasurer  
IPA Representative  
Ron Johnson Construction Co.  
Hinckley Mayor  
KNAK Radio Station  
Hinckley Town Council Member  
Hinckley Town Council Member  
St. John's Catholic Church  
St. John's Catholic Church  
Millard School District Supt.

Mayor Grant Nielson called the meeting to order at 7:00 p.m. and stated that Notice of the meeting time, place, and agenda were posted at the principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle, the Millard County Gazette, the local radio station, KNAK, and to each member of the City Council by personal delivery two (2) days prior to the meeting. Virginia Taylor acted as secretary at the request of Mayor Nielson.

MINUTES

The minutes of a regular City Council meeting held August 13, 1984, were reviewed and corrected. Council Member Don Dafoe MOVED to accept the minutes as presented. Council Member Craig Greathouse SECONDED the motion, which passed unanimously.

ACCOUNTS PAYABLE

The Council discussed the Accounts Payable. Council Member Craig Greathouse MOVED to pay the current bills, as listed, in the amount of \$17,500.20. Council Member Ruth Hansen SECONDED the motion, which carried unanimously.

CITY MANAGER JIM ALLAN: MAIN STREET LIGHTING SYSTEM

City Manager Jim Allan presented an analysis prepared by Zions First National Bank in which additional figures and information have been provided concerning the financing of a City owned system and comparing the cost of a City owned system against a UP&L-owned system. Both systems were compared over a thirty year period.

Rate Changes

It was noted that, whether the City or UP&L owned the system, there would be an enormous rate hike potential due to inflation and to increased demand throughout the industry. Therefore, the potential increase in cost for the City with a UP&L-owned system could be substantially greater than under a City-owned system. The Council also compared estimated costs of maintenance. The Zions Bank computations assumed an average of \$500 per year maintenance costs, with major maintenance required every seventh year at a cost of \$20,500. This compares to UP&L's estimated 10% of the total cost per year.

For a City-owned system, the total estimated rate cost under UP&L Schedule 12 over 30 years would be \$313,000. Coupled with the other costs of financing, \$127,655, and power, \$95,000 the total for the City owned system comes to an estimated \$536,000. Taking into account some of the possible rate increases, Mr. Thomas estimated that the overall cost would be \$749,000 for the UP&L owned system. By comparison, a City owned system yields a projected savings of \$213,000.

The concepts presented to the Council are for a sixty light system along Main Street. The Council also considered placing lights along only one side of Main Street; approximately thirty lights. This could save substantially in providing a new lighting system. Mr. Allan said that John Willie checked with the St. George Utility Director, and said that thirty lights for the distance involved would be appropriate. Another option discussed was to use poles furnished by Utah Department of Transportation, rather those from UP&L to reduce the overall cost.

Council Member Don Dafoe suggested that the City check with UDOT to see what their requirements are for the light intensity since Main Street is part of the Utah State highway system. Council Member Dafoe also stated that there is no need for the City to acquire a bucket truck for maintenance of the new system since UP&L will replace lights as needed.

Mayor Nielson asked for a recommendation from the Council. There being none, Mayor Nielson recommended this issue be tabled until the next regular City Council meeting. Accordingly, Council Member Craig Greathouse MOVED to table this item until the next regular City Council meeting. Council Member Neil Dutson SECONDED the motion, which passed unanimously.

CITY ENGINEER JOHN QUICK: STATUS OF STORM DRAIN CONTRACT - PHASE ONE

City Engineer John Quick stated that Ron Johnson Construction Company was the low bidder on the storm drain project. Mr. Quick requested that Ron Johnson speak to the Council to assure them of the subsurface conditions anticipated during the project and that the conditions would not prevent the project from being completed at the bid price.

Mr. Quick noted that Ron Johnson Construction Company performed its contracts for both Phase I and Phase II of the Water Improvement Project.

He said there was work remaining to be done on Phase II; i.e., providing a rock finish of the area around the water storage tank and providing asphalt paving. A fence was completed two weeks ago around the same area, as was a retaining wall to the west end of the tank.

Mr. Quick and Mr. Neil Forster recommend that Ron Johnson be awarded the contract. They felt that Mr. Johnson had satisfactorily performed Phase I of the Water Improvement Project and had more than satisfactorily performed the Phase II construction, except for the final cleanup problems noted above.

Ron Johnson approached the Council and explained why it has taken so long to complete Phase II due to a series of misunderstandings. Mr. Johnson recommended temporarily chipping the site needing asphalt, with the completion of the asphalt in the spring when the weather is better.

Mr. Forster said he and Mr. Johnson had been at the construction site and had completed some test hole digging. Mr. Johnson expressed confidence that he can handle the work with his equipment. In turn Mr. Forster recommended Mr. Johnson be awarded the bid.

Mayor Nielson also recommended to the Council that they accept Ron Johnson's bid. Council Member Neil Dutson MOVED to award the contract for Delta City Storm Drain Improvement Project, Phase I, to Ron Johnson Construction. Council Member Don Dafoe SECONDED the motion, which passed unanimously.

RANDY GREEN: DANA LARSON ROUBAL & ASSOCIATES ARCHITECTURE AND ENGINEERING FEE

Randy Green was unable to attend the City Council meeting. Council Member Ruth Hansen MOVED to table this item until the next City Council Meeting. Council Member Neil Dutson SECONDED the motion, which passed unanimously.

CITY ATTORNEY WARREN PETERSON: ORDINANCE TO NARROW WILLOW STREET IN WHITE SAGE SUBDIVISION

City Attorney Warren Peterson presented an ordinance providing for the vacation of a portion of Willow Street lying adjacent to Lots 8, 9, 10, 11, 12 and 13, White Sage Subdivision, in the City of Delta, Utah.

However, Attorney Peterson explained that portions of Lots 8 and 13 should have been included in the Ordinance, but were apparently omitted from the Planning and Zoning Commission recommendation. After discussion, Attorney Peterson agreed to have the legal description redrafted. Council Member Neil Dutson MOVED to table this ordinance until the proper legal description could be obtained on Lots 8 through 13. Council Member Ruth Hansen SECONDED the motion, which passed unanimously.

HINCKLEY MAYOR WALTER EKINS: HINCKLEY REQUEST FOR POLICE PROTECTION

Mayor Walter Ekins stated that Hinckley Town has a need for added police protection and wanted to contract for police coverage from Delta City to supplement coverage already provided by Millard County.

Prior to establishing such an agreement, Attorney Peterson noted that liability questions would have to be resolved, defining whose insurance coverage would be in force.

After further discussion Mayor Ekins decided to explore the issue further and check with the Millard County Sheriff's Department as to the needed coverage of Hinckley Town. Mayor Nielson suggested leaving this subject open.

JOHN HYMEL: ST. JOHN'S CATHOLIC CHURCH REQUEST TO USE CITY COUNCIL CHAMBER FOR WEEKLY CHURCH SERVICES AND OTHER CHURCH MEETINGS

John Hymel and David Day, representing the St. John's Catholic Church, came before the Council to request the use of the Delta City Council Chamber for Sunday services. Their request was to schedule the City Council Chamber for two hours each Sunday evening on a temporary basis until the new Catholic Church building is completed.

A discussion followed on the legality of allowing a church congregation to use the facility and how to charge for such a use. City Manager Jim Allan was given the task of determining an appropriate hourly rate for the Council Chambers and make this information available to Mr. Hymel by Wednesday.

Council Member Ruth Hansen MOVED to allow St. John's Catholic Church to use the facility, pending an agreement that the expense of the facility be worked out and charged to the Church. Council Member Craig Greathouse SECONDED the motion, which passed unanimously.

STAN KOYLE, IPA: MEMORANDUM OF UNDERSTANDING ON CONDITIONS FOR THE  
ACCEPTANCE OF DELTA CITY REGIONAL PARK

City Manager Jim Allan stated that the proposed memorandum of understanding is to define responsibilities on how to proceed in correcting the various problems at the Regional Park. The memorandum is intended to permit IPA to proceed with a course of action that is acceptable to Delta City.

IPA representative Stan Koyle stated that the memorandum would permit the City to begin considering a City Ordinance to accept dedication of the park. City Attorney Warren Peterson said that the memorandum is not sufficient as a contract and the City should not accept the dedication of the Park on the strength of the memorandum.

City Manager Allan suggested that Delta City and IPA operate under this memorandum of understanding until a proper agreement has been made and then proceed with an ordinance to accept the Park.

Council Member Don Dafoe MOVED to approve the Memorandum of Understanding and authorize Jim Allan to work out the details needed for the complete agreement and ordinance. Council Member Craig Greathouse SECONDED the motion. The Mayor called for a roll call vote, which was as follows:

Council Member Craig Greathouse	Yes
Council Member Don Dafoe	Yes
Council Member Ruth Hansen	Abstained
Council Member Neil Dutson	No
Council Member Gayle Bunker	Yes

Mayor Nielson ruled that the motion carried.

SUPERINTENDENT KENNETH TOPHAM, MILLARD COUNTY SCHOOL DISTRICT: DISCUSSION  
OF DELTA CITY MAINTAINING AND WATERING MILLARD SCHOOL DISTRICT OFFICE WEST  
LAWN

Superintendent Kenneth Topham asked if the City would consider the watering and upkeep of the Millard School District lawn between the City Building and the School District Office. The School District would install the sprinkling system and the sod, while the City would incur the task of maintaining it.

Council Member Craig Greathouse MOVED that the City agree to maintain and water the Millard School District Office west lawn after the School District installs the sprinkling system and the sod. Council Member Neil Dutson SECONDED the motion, which carried unanimously.

SUPERINTENDENT KENNETH TOPHAM, MILLARD COUNTY SCHOOL DISTRICT: DISCUSSION  
OF SALE TO DELTA CITY

Superintendent Topham stated that the Board of Education would like to sell the old football field property lying north of the Delta Municipal Building. If the City is not interested in purchasing the property, the School District would like it zoned so it can be sold. The property is now zoned Public/Quasi-Public.

Mayor Nielson said that if the City was offered the property at a reasonable price, the City would consider purchasing the property. He said that if the City is not interested in purchasing, consideration would be given to rezone the property. Superintendent Topham said he would go back to the School Board, decide on a price and bring back their response to the City.

Council Member Neil Dutson suggested that the School District submit a proposal on the property. If the Council does not feel it is equitable to purchase the property, the Council could consider rezoning the property.

OTHER BUSINESS

City Manager Jim Allan stated that the Public Works Department has received some quotes on a 1985 pickup truck for possible purchase.

Allredge Equipment	\$7,731.69
Keith Dalton	\$7,982.00
Riding Ford	\$8,041.47

After some discussion, it was the opinion of the Council this item should be placed on next week's Regular City Council Meeting agenda for the November 19, 1984 Council meeting.

City Manager Jim Allan asked for suggestions as to the City Christmas Party. The Council felt that the Plaza Lanes bowling alley would be the best place to hold the party. The cost to rent the bowling alley for the evening would be \$150. A charge of \$4.00 per person would be made to cover this cost. Further details will be worked out.

City Attorney Warren Peterson suggested that Council Meeting be held every two weeks rather than every week. The Council agreed to consider and discuss this in two weeks.

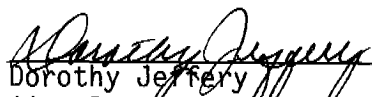
Council Member Gayle Bunker said he has had citizens express the need for sidewalks on 2nd East Street.

Council Member Don Dafoe MOVED to adjourn the meeting. Council Member Neil Dutson SECONDED the motion. The motion carried and Mayor Nielson declared the meeting adjourned at 10:30 p.m.

  
Grant S. Nielson, Mayor

Attest:

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Jim C. Allan  
Deputy City Recorder

  
Dorothy Jeffery  
City Recorder

MINUTES APPROVED: November 28, 1984